



LEGEND

PROPERTY LINE

CENTER LINE

SETBACK LINE

EASEMENT LINE

PROPOSED FENCE

PROPOSED SUBSTATION FENCE

LIMIT OF PROPOSED GRADING

FIBER ROLL

LANDSCAPE BOUNDARY

ALL WEATHER ACCESS ROAD

STATE JURISDICTIONAL³

ARMY CORPS JURISDICTIONAL³

NON-VEGETATED CHANNEL

DESERT SINK SCRUB

MESQUITE BOSQUE

STOCKPILE AREA

SANITARY, TRASH, HAZARDOUS MATERIAL, CONCRETE & PAVEMENT MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA

MATERIAL STORAGE AND DELIVERY AREA

NOTES

- GROSS (PROPERTY) AREA: 1,355.84 ACRES
- MUP BOUNDARY ("DEVELOPED") AREA: APPROXIMATELY 691 ACRES
- GENERAL PLAN: SPECIFIC PLAN AREA
- REGIONAL CATEGORY: MOUNTAIN EMPIRE SUBREGIONAL PLAN
- TOPOGRAPHIC SOURCE: FIELD SURVEY COMPLETED 8/8/2018
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- ALL DISTURBED AREAS WILL BE SURFACED WITH GRAVEL OR A BINDING AGENT TO REDUCE DUST.
- PILE DRIVING OPERATIONS: IN ORDER TO LIMIT TEMPORARY CONSTRUCTION NOISE, ALL PILE DRIVING OPERATIONS SHALL BE LOCATED A MINIMUM SETBACK OF 215 FEET FROM ANY OCCUPIED RESIDENTIAL PROPERTY LINE. IF PILE DRIVING OPERATIONS ARE TO OCCUR WITHIN 215 FEET, THEN THESE OPERATIONS SHALL BE LIMITED TO OPERATE 25% OF THE HOURLY OR DAILY DURATION.
- EXISTING STORM DRAIN PIPES TO BE RESTORED OR REPLACED IF NECESSARY.

SUMMARY OF LID/SITE DESIGN BMPs

PER SAN DIEGO COUNTY STORMWATER BEST MANAGEMENT PRACTICES REFERENCE GUIDE

2.2.1	CONSERVATION OF NATURAL DRAINAGES AND SIGNIFICANT VEGETATION
2.2.2	MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
2.2.3	MINIMIZE & DISCONNECT IMPERVIOUS SURFACES
2.2.4	MINIMIZE SOIL COMPACTION
2.2.5	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
4.2.3	PERMEABLE PAVEMENT DESIGN AT SUBSTATION (GRAVEL YARD)
3.1.3	LID ONSITE ACCESS ROADS (OMITTED FOR CLARITY)

SUMMARY OF SOURCE CONTROL BMPs

SD-34	PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS
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IMPERVIOUS SURFACES

PILES	
PV TRACKERS	650 SF
INVERTER SKIDS	10 SF
BATTERY SKIDS	20 SF
SUBSTATION PADS & BUILDINGS	1,100 SF
TOTAL	1,780 SF

A north arrow pointing upwards and a graphic scale bar in feet. The scale bar is marked from 0 to 1200 feet, with a 1" = 600' scale indicated.

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SITE INFORMATION
JVR ENERGY PARK

PROJECT MANAGER
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NO.	ISSUE	DATE
	MUP - FIRST SUBMITTAL	11/1/2018

PROJECT NUMBER KHA-194083001
DRAWN BY CK
REVIEWED BY WC
APPROVED BY DB

CLIENT SIGNATURE

MAJOR USE PERMIT
EROSION CONTROL PLAN

DRAWING NUMBER 400
SHEET SIZE: ARCH D - 24" x 36"